

**VOLUSIA COUNTY HISTORIC PRESERVATION BOARD  
MINUTES OF SPECIAL MEETING HELD**

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**April 22, 2015**

**CALL TO ORDER:**

Chair Epps called the special meeting of the Volusia County Historic Preservation Board to order at 3:01 p.m., April 22, 2015 in Frank T. Bruno, Jr. County Council Chambers in the Thomas C. Kelly Administration Center, 123 W. Indiana Ave., DeLand.

**ROLL CALL/INTRODUCTIONS:**

Upon roll call the following members answered present to wit:

Oscar Brock  
Bill Chapin  
Nancy Epps  
Brian Polk  
Kimberly Reading  
Tom Roberts  
James Zacharias

**MEMBER(S) ABSENT:** Robert Clinton, John Wagner

**STAFF PRESENT:**

Nancy Maddox, Cultural, Historical and ECHO Manger  
Julie Scofield, Historic Preservation Officer  
Mike Fincher, Cultural Coordinator/Recording Secretary  
Ian Williams, Asst. County Attorney/Staff Counsel

**GUEST(S) PRESENT:**

Bob Wetton, Tadd Kasbeer, Erin Thompson, Brent Hadley, Katie Hunter, Jim Yates, Kathy Yates

**PUBLIC HEARINGS:**

R-15-01: Application to revoke the Certificate of Designation for the Pelham Square Historic District, Pelham Square Unit 1, located west of the City of DeLand, north of Old New York Ave., south of SR 44 and adjacent to the old DeLand train station and the railroad.

Ms. Scofield presented a staff report outlining the applicant's request along with current details of the district furnished by the applicant. She explained that the process for revocation needs to show that the significance upon which the original designation was based would have to have changed for the designation to be revoked. The staff report showed the contributing properties identified in the original request were still in place and offered the same architectural and historic significance cited in the original application. Therefore, the staff report recommended that the original designation not be revoked.

The applicants were invited to speak to present their case. Representing the Pelham Square Investors, LLC, owners of the majority of the contributing properties were; Mr. Tadd Kasbeer, Dewberry Engineers Inc., Mr. Brent Handley, Archaeologist, and Ms. Erin Thompson, attorney with Landis, Graham, French PA. These applicant representatives presented the case that;

- 1.) The size of the designated district, as currently configured, is not appropriate for so few contributing properties.
- 2.) The contributing properties have deteriorated to the extent that they are not insurable and therefore not habitable or income producing. There are no plans by the owners to invest in any needed repairs.
- 3.) The recent higher denser land use plan changes made by the County affecting adjacent property near the proposed commuter rail station, made the Pelham Historic District incompatible with the new vision for the area.

Ms. Hunter, owner of the only other contributing property, spoke to say that she also supported the request for revocation.

In public participation, Mr. Bob Wetton, President of the West Volusia Historic Society spoke in opposition of the request, citing that the historical significance of the area in question is still valid and should be maintained.

The public hearing was closed and the item was brought back for discussion by the members. Concern was expressed that if the request was approved, in addition to eliminating historically compatible building standards for new construction in the district, the existing buildings might be lost.

Ian Williams, Assistant County Attorney, pointed out that even if the district's designation was revoked, the contributing properties would still be subject to review and recommendation by the Historic Preservation Officer prior to any request for alteration, relocation or demolition due to their age.

Several members expressed interest in considering a compromise that might involve changing the boundaries of the current district to relieve the historic oversight requirements to a large undeveloped part of the district.

Others spoke to the need to keep the designation in order to insure standards are applied to new development likely to occur with completion of the commuter rail station

Member Chapin made a **MOTION** *“To continue the Application D-15-01 to a later date to allow staff and the applicants to work on a compromise solution, possibly revoking the designation for only the portion of the district with the fewest contributing properties.”* Member Zacharias seconded the motion.

The applicants conferred and responded that they were not interested in a partial revocation and would prefer a decision be made on the request as presented.

With that, Members Chapin and Roberts withdrew their motion and second.

Member Chapin made a **MOTION** “*To approve the Application D-15-01 to revoke the Certificate of Designation for the Pelham Square Historic District, Pelham Square Unit 1, located west of the City of DeLand, north of Old New York Ave., south of SR 44 and adjacent to the old DeLand train station and the railroad.*” Member Polk seconded the motion. A roll call vote was held with Members Chapin and Polk voting in favor and Members Epps, Zacharias, Brock, Reading and Roberts dissenting. With Members Clinton and Wagner absent, the motion was defeated by a vote of 2-5.

The applicants were advised by staff counsel of their right to appeal the board’s decision to the County Council.

**PRESS & CITIZENS COMMENTS:** - No other speakers.

**ADJOURNMENT:** There being no further business, Chair Polk adjourned the meeting at 3:24 p.m.

Respectfully submitted, Mike Fincher, Cultural Coordinator/Recording Secretary

Date \_\_\_\_\_ Chair \_\_\_\_\_ Secretary \_\_\_\_\_